

Mr. Chairman and Members of the Committee

My name is Calvin Turin and I am a resident of Heritage Village in Southbury. I wish to voice my objection to Raised Bill 6513 which affects the Budget approval process in my condo.

The current budget process in Heritage Village extends over many months after a proposed budget is presented by our Manager. There are reviews and comments by a number of different committees, reviews at the unit owner level, televised public forums, and after much discussion approval by our Trustee/Board of Directors who are elected as representatives by the 24 separate Condos which make up Heritage Village.

This form of representative government is both democratic and fair to all our residents.

Current law provides a voice to residents after approval by the Trustees. The unit owners may reject the approved budget if a majority of them feel that something egregious has been offered.

Raised Bill 6513 lowers the current bar from a majority of unit owners to 33-1/3 % of unit owners. This may lead to disastrous unintended consequences. At one of Rep. O'Neill's visit to Heritage Village, he noted that generally 15% of residents will vote no, regardless of the issues. This was borne out when the vote on this year's budget was tallied. Sixteen percent of residents, 420 of them, voted to reject a 0.2 % increase; \$1.00 a month. It would not take much for a vocal and determined group to garner enough votes to reject a budget for whatever their motives may be.

Our residents are resistant to maintenance increases for various reasons, many age related. I fear that even reasonable budgets may very well be rejected as our last vote demonstrated. This can only lead to a deteriorating maintenance program and a decrease in property values. This would harm the town of Southbury as well as Heritage Village.

I strongly urge rejection of Raised Bill 6513

Thank you for giving me the opportunity to have my voice heard